

168.0

0002

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

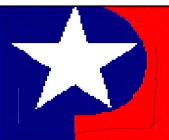
656,800 / 656,800

USE VALUE:

656,800 / 656,800

ASSESSED:

656,800 / 656,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
210		FLORENCE AVE, ARLINGTON

OWNERSHIP

Owner 1:	ANDALORO STEVEN E/LYNNE M	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 210 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: VANN JOHN H & CATHERINE J -

Owner 2: -

Street 1: 210 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,470 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1106 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6470		Sq. Ft.	Site		0	70.	0.95	7									429,870						429,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6470.000	226,900		429,900	656,800		111140
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

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12985!	12985!
PRINT	PRINT
Date	Date
12/11/20	12/11/20
Time	03:00:04
LAST REV	LAST REV
Date	Date
03/27/19	03/27/19
Time	10:25:20
danam	danam
PAT ACCT.	12985
ASR Map:	ASR Map:
Fact Dist:	Fact Dist:
Reval Dist:	Reval Dist:
Year:	Year:
LandReason:	LandReason:
BldReason:	BldReason:
CivilDistrict:	CivilDistrict:
Ratio:	Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,000	0	6,470.	429,900	656,900	656,900	Year End Roll	12/18/2019
2019	101	FV	196,500	0	6,470.	429,900	626,400	626,400	Year End Roll	1/3/2019
2018	101	FV	196,200	0	6,470.	362,300	558,500	558,500	Year End Roll	12/20/2017
2017	101	FV	196,200	0	6,470.	331,600	527,800	527,800	Year End Roll	1/3/2017
2016	101	FV	196,200	0	6,470.	282,500	478,700	478,700	Year End	1/4/2016
2015	101	FV	191,400	0	6,470.	245,600	437,000	437,000	Year End Roll	12/11/2014
2014	101	FV	191,400	0	6,470.	227,200	418,600	418,600	Year End Roll	12/16/2013
2013	101	FV	191,400	0	6,470.	216,200	407,600	407,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VANN JOHN H & C	33165-173		6/18/2001		359,500	No	No		
	11606-90		11/18/1968			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/19/2018	1727	Re-Roof	6,610	C					7/21/2018	MEAS&NOTICE	HS	Hanne S
5/25/2006	409	Re-Roof	4,000						10/28/2008	Meas/Inspect	163	PATRIOT
7/29/2004	667	Redo Bat	10,000	C		G6	GR FY06		4/5/2005	Permit Visit	BR	B Rossignol
									11/17/2001	MLS	MM	Mary M
									12/20/1999	Meas/Inspect	264	PATRIOT
									1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 6	- Colonial			Full Bath: 1	Rating: Good			PDAS.				FFL	5 WDK	10	24													
Sty Ht: 2	- 2 Story			A Bath:	Rating:							10	4	10														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																							
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																							
Frame: 1	- Wood			1/2 Bath:	Rating:																							
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																							
Sec Wall:				OthrFix:	Rating:																							
Roof Struct: 1	- Gable			OTHER FEATURES																								
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																				
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
View / Desir:				Fpl: 1	Rating: Average			Other																				
GENERAL INFORMATION				WSFlue:	Rating:			Upper																				
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																				
Year Blt: 1931	Eff Yr Blt:			Location:				Lvl 1																				
Alt LUC:				Total Units:				Lower																				
Jurisdct: G6	Fact: .			Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB																
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL																
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	6	3																	
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Additions:																				
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																				
Sec Int Wall:				Economic:				Baths: 2004																				
Partition: T	- Typical			Special:				Plumbing:																				
Prim Floors: 3	- Hardwood			Override:				Electric:																				
Sec Floors: 4	- Carpet			Total: 18.6 %				Heating:																				
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:	1	6	3																	
Subfloor:				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL																
Bsmnt Gar: 1				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
Electric: 3	- Typical			Size Adj: 1.35000002									FFL	First Floor	578	164.560	95,114											
Insulation: 2	- Typical			Const Adj: 0.97515047									BMT	Basement	528	49.370	26,066											
Int vs Ext: S				Adj \$ / SQ: 164.557									SFL	Second Floor	528	164.560	86,886											
Heat Fuel: 1	- Oil			Other Features: 68000									WDK	Deck	48	15.600	749											
Heat Type: 5	- Steam			Grade Factor: 1.00									EFP	Enclos Porch	28	70.800	1,982											
# Heat Sys: 1				NBHD Inf: 1.00000000									Net Sketched Area: 1,710 Total: 210,797															
% Heated: 100				NBHD Mod:									Size Ad	1106	Gross Are	1710	FinArea	1106										
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00																								
% Com Wall:	% Sprinkled:			Adj Total: 278797																								
				Depreciation: 51856																								
				Depreciated Total: 226940																								
				WtAv\$/SQ: 125.00																								
				Size Adj: 1.35000002																								
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